160.0	0003	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,500 /	888,500
					USE VALUE:	888,500 /	888,500
					ASSESSED:	888,500 /	888,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BACHMANN MATTHEW J
Owner 2:	
Owner 3:	
Street 1:	122 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BACHMANN MATTHEW J & -
Owner 2:	MUISE KIMBERLY A -
Street 1:	122 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,006 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1839, having primarily Clapboard Exterior and 2016 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12006.000	342,400		546,100	888,500
Total Card	0.276	342,400		546,100	888,500
Total Parcel	0.276	342,400		546,100	888,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.72 | /Parcel: 440.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106842

GIS Ref

GIS Ref

Insp Date 06/08/18

!12526!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0003-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,600	0	12,006.	546,100	888,700	888,700	Year End Roll	12/18/2019
2019	101	FV	269,000	0	12,006.	546,100	815,100	815,100	Year End Roll	1/3/2019
2018	101	FV	278,100	0	12,006.	483,700	761,800	761,800	Year End Roll	12/20/2017
2017	101	FV	278,100	0	12,006.	405,700	683,800	683,800	Year End Roll	1/3/2017
2016	101	FV	278,100	0	12,006.	405,700	683,800	683,800	Year End	1/4/2016
2015	101	FV	262,200	0	12,006.	351,100	613,300	613,300	Year End Roll	12/11/2014
2014	101	FV	262,200	0	12,006.	339,400	601,600	601,600	Year End Roll	12/16/2013
2013	101	FV	262,200	0	12,006.	323,000	585,200	585,200		12/13/2012

PRINT

Date	Time
12/11/20	02:36:33

LAST REV

Date	Time
09/17/19	09:00:20
mmcmakin	
12526	

PAT ACCT.

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUISE KIMBERLY	73039-157	1	8/1/2019	Family	1	No	No		
LYDDY RUTH R,	62187-216		7/5/2013		715,000	No	No		
LYDDY JAMES E	24927-329		10/17/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2017	694	Re-Roof	4,795	C				
11/23/2016	1454	Manual	20,000	O				inter. + ext repai
6/25/2013	933	Manual	3,750	C				
4/9/2013	505	Manual	10,325	C				
8/28/2007	749	Re-Roof	2,900					

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	MEAS&NOTICE	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
6/12/2013	Info Fm Prmt	EMK	Ellen K
11/1/2008	Meas/Inspect	197	PATRIOT
1/22/2000	Inspected	197	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12006		Sq. Ft.	Site		0	70.	0.65	8									546,130						546,100	

Total AC/HA:	0.27562	Total SF/SM:	12006	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	546,130	Spl Credit		Total:	546,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1839	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17083335
Const Adj.:	0.98010004
Adj $ / SQ:	143.442
Other Features:	67500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465261
Depreciation:	122829
Depreciated Total:	342432

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

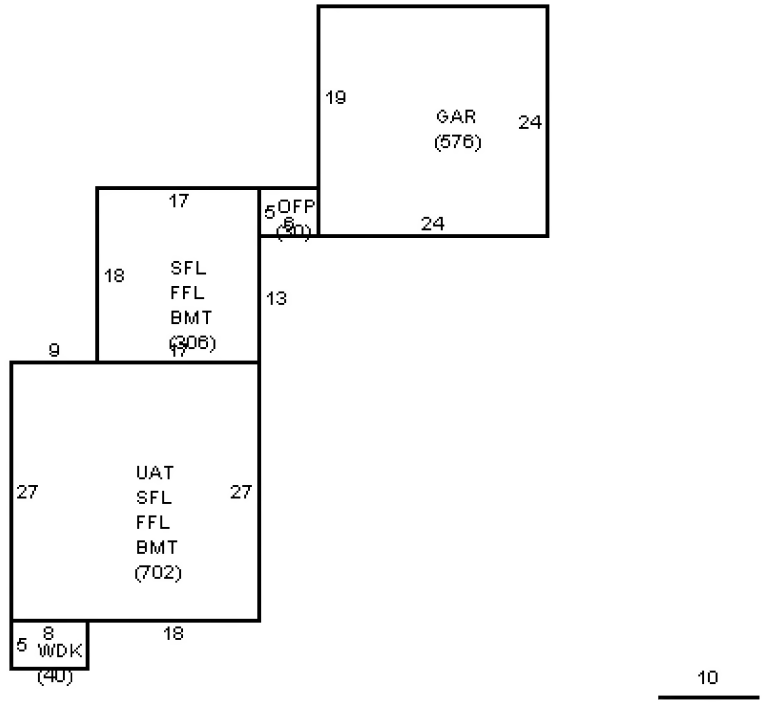
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.79
Special Features:	0	Val/Su Net:	89.03
Final Total:	342400	Val/Su SzAd	169.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	43.030	43,377
FFL	First Floor	1,008	143.440	144,589
SFL	Second Floor	1,008	143.440	144,589
GAR	Garage	576	18.960	10,918
UAT	Upper Attic	176	57.380	10,070
WDK	Deck	40	15.680	627
OFP	Open Porch	30	43.120	1,294
	Net Sketched Area:	3,846	Total:	355,464
Size Ad	2016	Gross Are	4372	FinArea 2016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	